

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2009
CUMULATIVE EXAMPLE

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	10% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
1	ZONING APPROVALS							
A	Architecture and Site Applications							
1	Development Review Committee (DRC) Approval							
	a. New Single family detached (HR & RC zone)	\$5,523.00	\$220.92	N/A	\$552.30	\$552.30	PLPERMIT (PARB 2010)	\$6,848.52
	b. New single family detached (HR & RC zones) per unit, as part of a Planned Development	\$4,144.00	\$165.76	N/A	\$414.40	\$414.40	PLPERMIT (PARB 2010)	\$5,138.56
	c. New single family or two family units	\$3,916.00	\$156.64	N/A	\$391.60	\$391.60	PLPERMIT (PARA 2010)	\$4,855.84
	d. New single family or two family (any other zone) per unit, as part of a Planned Development	\$2,938.00	\$117.52	N/A	\$293.80	\$293.80	PLPERMIT (PARA 2010)	\$3,643.12
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot)	\$1,490.00	\$59.60	N/A	\$149.00	\$149.00	PLPERMIT (PARC 2010)	\$1,847.60
2	Planning Commission Approval							
	a. Supplemental fee for DRC applications as determined in Section 1.A.(1) or minor residential development applications that require Planning Commission approval	\$2,158.00	\$86.32	N/A	\$215.80	\$215.80	PLPERMIT (Various)	\$2,675.92
	b. New two family unit	\$3,916.00	\$156.64	N/A	\$391.60	\$391.60	PLPERMIT (PARD 2010)	\$4,855.84
	c. New nonresidential	\$6,089.00	\$243.56	N/A	\$608.90	\$608.90	PLPERMIT (PACA 2010)	\$7,550.36
	d. New multiple family	\$5,538.00	\$221.52	N/A	\$553.80	\$553.80	PLPERMIT (PARE 2010)	\$6,867.12
	e. Demolition request with a Planned Development Application	\$1,490.00	\$59.60	N/A	\$149.00	\$149.00	PLPERMIT (PDEM 2010)	\$1,847.60
	f. All other	\$3,649.00	\$145.96	N/A	\$364.90	\$364.90	PLPERMIT (PAOG 2010)	\$4,524.76
B	Conditional Use Permits							
1	Conditional Use Permit	\$4,221.00	\$168.84	N/A	\$422.10	\$422.10	PLPERMIT (PCCA 2010)	\$5,234.04
2	Conditional Use Permit (when consolidated with another application for new development)	\$701.00	\$28.04	N/A	\$70.10	\$70.10	PLPERMIT (PCCB 2010)	\$869.24
3	Conditional Use Permit for Restaurant *							
	Minor Restaurant (DRC Approval)	\$2,569.00	\$102.76	N/A	\$256.90	\$256.90	PLPERMIT (PCCC 2010)	\$3,185.56
	Major Restaurant (PC Approval)	\$4,221.00	\$168.84	N/A	\$422.10	\$422.10	PLPERMIT (PCCB 2010)	\$5,234.04
4	Applications that require TC Approval (this fee supplements the above established fees)	\$2,158.00	\$86.32	N/A	\$215.80	\$215.80	PLPERMIT (PCCB 2010)	\$2,675.92
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PCCB 2010)	Varies

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	10% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
C	Variance	\$3,104.00	\$124.16	N/A	\$310.40	\$310.40	PLPERMIT (PVV 2010)	\$3,848.96
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	\$4,531.00	\$181.24	\$453.10	\$453.10	\$453.10	PLPERMIT (PMZR 2010)	\$6,071.54
2	With General Plan or Specific Plan Amendment	\$6,937.00	\$277.48	\$693.70	\$693.70	\$693.70	PLPERMIT (PMZR 2010)	\$9,295.58
3	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PMZR 2010)	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	\$19,121.00	\$764.84	\$1,912.10	\$1,912.10	\$1,912.10	PLPERMIT (PDPD 2010)	\$25,622.14
2	Without General Plan or specific Plan Amendment (HR or RC Underlying Zone)	\$25,169.00	\$1,006.76	\$2,516.90	\$2,516.90	\$2,516.90	PLPERMIT (PDPD 2010)	\$33,726.46
3	With General Plan or Specific Plan Amendment	\$22,622.00	\$904.88	\$2,262.20	\$2,262.20	\$2,262.20	PLPERMIT (PDPD 2010)	\$30,313.48
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	\$28,664.00	\$1,146.56	\$2,866.40	\$2,866.40	\$2,866.40	PLPERMIT (PDPD 2010)	\$38,409.76
5	Town Council Modification to a Planned Development	75% of Current Fee	Varies	Varies	Varies	Varies	PLPERMIT (PDMD 2010)	Varies
6	DRC Modification to a Planned Development Zone	\$7,575.00	\$303.00	\$757.50	\$757.50	\$757.50	PLPERMIT (PDMD 2010)	\$10,150.50
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PMZR 2010)	Varies
F	Minor Residential Development	\$1,490.00	\$59.60	N/A	\$149.00	N/A	PLPERMIT (PMR 2010)	\$1,698.60
G	Agricultural Preserve Withdrawal	\$2,816.00	\$112.64	N/A	\$281.60	N/A	PLPERMIT (PMOA 2010)	\$3,210.24
H	Planning Division Certificates of Use and Occupancy							
1	Change of Use	\$229.00	\$9.16	N/A	\$22.90	N/A	PLPERMIT (CUC 2010)	\$261.06
2	Change of occupancy (excluding change of proprietor of a continuing business enterprise)	\$112.00	\$4.48	N/A	\$11.20	N/A	PLPERMIT (CUC 2010)	\$127.68
3	Use/occupancy clearance if Conditional use permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
I	Hazardous Materials Storage Facility Application	\$1,240.00	\$49.60	N/A	\$124.00	N/A	PLPERMIT	\$1,413.60
J	Home Occupation Permit	\$141.00	\$5.64	N/A	N/A	N/A	E2 (COR 2010)	\$146.64
K	Sign Application							
1	New Permanent Sign	\$309.00	\$12.36	N/A	\$30.90	N/A	PLPERMIT (CSS 2010)	\$352.26
2	Temporary Nonresidential	\$65.00	\$2.60	N/A	\$6.50	N/A	PLPERMIT (CST 2010)	\$74.10
3	Change of Face Only	\$127.00	\$5.08	N/A	\$12.70	N/A	PLPERMIT (CSC 2010)	\$144.78
4	Sign Program	\$1,470.00	\$58.80	N/A	\$147.00	N/A	PLPERMIT (CSP 2010)	\$1,675.80

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	10% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
L	Secondary Dwelling Units							
1	New or existing unit	\$946.00	\$37.84	N/A	\$94.60	N/A	PLPERMIT (PMS 2010)	\$1,078.44
2	Two existing units	\$1,311.00	\$52.44	N/A	\$131.10	N/A	PLPERMIT (PMS 2010)	\$1,494.54
M	Mobile Home Park Conversion Permit	Actual Cost (\$5,000 min)	Varies	Varies	Varies	N/A	PLPERMIT (PMOM 2010)	Varies
N	Town Code Amendments	Actual Cost (\$2,000 min)	N/A	N/A	N/A	N/A	N/A (PMAT 2010)	Varies
O	Administrative Land Use Permit							
1	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$124.00	\$4.96	N/A	\$12.40	N/A	PLPERMIT (PLUP 2010)	\$141.36
2	Major telecommunications facility which do not require a Conditional Use Permit	\$1,497.00	\$59.88	N/A	\$149.70	N/A	PLPERMIT (PLUP 2010)	\$1,706.58
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$1,414.00	\$56.56	N/A	\$141.40	\$141.40	PLPERMIT (PSLL 2010)	\$1,753.36
B	4 Lots or Less	\$5,907.00	\$236.28	\$590.70	\$590.70	\$590.70	PLPERMIT (PSPM 2010)	\$7,915.38
C	5 Lots or More	\$9,368.00	\$374.72	\$936.80	\$936.80	\$936.80	PLPERMIT (PSTM 2010)	\$12,553.12
D	Vesting Tentative Map	Fee to be based on the number of lots under 2B or 2C	Varies	Varies	Varies	Varies	PLPERMIT (PSVM 2010)	Varies
E	Lot Merger and Reversion to Acreage (DRC Approval)	\$700.00	\$28.00	N/A	\$70.00	\$70.00	PLPERMIT (PSLM 2010)	\$868.00
F	Condominium	\$4,947.00	\$197.88	\$494.70	\$494.70	\$494.70	PLPERMIT (BBH 2010)	\$6,628.98
G	Certificate of Compliance (DRC Approval)	\$2,834.00	\$113.36	N/A	\$283.40	\$283.40	PLPERMIT (PSCC 2010)	\$3,514.16
H	DRC applications that requires Planning Commission approval (this fee supplements the above established fees)	\$2,158.00	\$86.32	N/A	\$215.80	\$215.80	PLPERMIT	\$2,675.92
3	MISCELLANEOUS APPLICATION FEES							
A	Time Extensions To Approved Applications	50% of Current Fee	Varies	Varies	Varies	Varies	PLPERMIT (PEXT 2010)	Varies
B	Modification of Approved Application	75% of Current Fee	Varies	N/A	Varies	Varies	PLPERMIT (PMOD 2010)	Varies
C	Conceptual Development Advisory Committee Review	\$1,675.00	\$67.00	N/A	\$167.50	N/A	PLPERMIT (PCDAC 2010)	\$1,909.50
D	Push Cart Permit	\$327.00	\$13.08	N/A	\$32.70	N/A	PLPERMIT (PPC 2010)	\$372.78
E	Auto Dealer Events							
1	Small promotional events	\$62.00	\$2.48	N/A	\$6.20	N/A	PLPERMIT	\$70.68
2	Large promotional events	\$307.00	\$12.28	N/A	\$30.70	N/A	PLPERMIT	\$349.98
4	ENVIRONMENTAL ASSESSMENT FEES							
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	PLPERMIT (BBH 2010)	No Fee
B	Initial Study (Deposit)**	\$3,500 Minimum	N/A	N/A	N/A	YES	PLENVIRN (PEIR 2010)	\$3,500 Minimum
C	Negative Declaration	\$1,850.00	N/A	N/A	N/A	\$185.00	PLPERMIT (PND 2010)	\$2,035.00

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	10% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	PLENVIRN (PEIR 2010)	Varies
E	Draft EIR Review Fee	\$10,241 Plus 10% EIR Cost	N/A	N/A	N/A	\$1,024.10	PLPERMIT (PEIR 2010)	Varies
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	PLPERMIT	Varies
5 OTHER								
A	Pre-application Conference Fee	Actual Cost	Varies	Varies	Varies	N/A	PLCONF	Varies
B	Fence Height Exceptions	\$184.00	N/A	N/A	N/A	N/A	PLPERMIT	\$184.00
C	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	PLSERVICE	Varies
D	Peer/Technical Review	\$1,500 deposit plus 10% of actual cost for administrative charge	N/A	N/A	N/A	N/A	Various	Varies
E	Fees for Additional Tech Review and/or DRC Review	Actual Cost	N/A	N/A	N/A	N/A	PLDRC	Varies
F	Microfilming Files	Actual Cost	N/A	N/A	N/A	N/A	PLMICRO	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	PLPLNCHK	Varies
H Surcharges								
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	PLTRACK	Varies
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee		N/A	N/A	N/A	PLGENPLN	Varies
3	Route 85 Study Plan Surcharge ***	10% of Development Application Fee for property in Route 85 Study Plan Area		N/A	N/A	N/A	PLRTE85	Varies
4	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	PLANAP	Varies
5	North 40 Study Plan Surcharge	Actual Cost on proportionate basis	N/A	N/A	N/A	N/A	PLN40	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	PLPERMIT	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A		Varies

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	10% Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
K	Appeals							
1	Fee to Appeal Planning Commission Decision to Town Council	\$321 per residential \$1,288 per commercial, multi-family or tentative Map Appeal	N/A	N/A	N/A	N/A	PLAPPEAL	Varies
2	Fee to remand applications from Town Council to Planning Commission where no error was made by Planning Commission	50% of original application fee(s)	N/A	N/A	N/A	N/A		Varies
3	Fee to Appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$161 per residential \$645 per commercial	N/A	N/A	N/A	N/A	PLAPPEAL	Varies
4	Tree Appeals	\$65.00	N/A	N/A	N/A	N/A	PLAPPEAL (BBH 2010)	\$65.00
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost - minimum \$500 deposit	N/A	N/A	N/A	N/A	PLTRANS (PCCB 2010)	Varies
L.	Research Services Minimum Charge	Actual Cost - minimum \$100 deposit	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2010)	Varies
M	Zoning Research							
1	Basic zoning letter	\$184.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2010)	\$184.00
2	Legal non-conforming verification	\$431.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2010)	\$431.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$184.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2010)	\$184.00

**The \$3,500 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.

*** Not charged to the following application 1H, 1J, 1K, 3C, 3D and 3E